143.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,200 / 782,200
					USE VALUE:	782,200 / 782,200
					ASSESSED:	782,200 / 782,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEGSON JAMES D & MARY E
Owner 2:	
Owner 3:	
Street 1:	24 COOLIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2489 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	322,800	3,400	456,000	782,200
Total Card	0.115	322,800	3,400	456,000	782,200
Total Parcel	0.115	322,800	3,400	456,000	782,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.33 /Parcel: 314.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92660

GIS Ref

GIS Ref

Insp Date 11/06/08

!11096!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	322,800	3400	5,000.	456,000	782,200		Year end	12/23/2021
2021	101	FV	313,500	3400	5,000.	456,000	772,900		Year End Roll	12/10/2020
2020	101	FV	313,600	3400	5,000.	456,000	773,000	773,000	Year End Roll	12/18/2019
2019	101	FV	246,700	3400	5,000.	427,500	677,600	677,600	Year End Roll	1/3/2019
2018	101	FV	246,700	3400	5,000.	353,400	603,500	603,500	Year End Roll	12/20/2017
2017	101	FV	246,700	3400	5,000.	324,900	575,000	575,000	Year End Roll	1/3/2017
2016	101	FV	246,700	3400	5,000.	296,400	546,500	546,500	Year End	1/4/2016
2015	101	FV	231,700	3400	5,000.	290,700	525,800	525,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:54:05

LAST REV

Date	Time
07/11/17	10:06:22
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11096

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18270-104		6/1/1987		240,500	No	No	Y	

USER DEFINED

Prior Id # 1:	92660
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2017	403	New Wind	3,000	C				
4/10/2017	392	Re-Roof	7,650	C				
8/26/2016	2100	New Wind	3,000	C				
4/20/2016	474	New Wind	4,000					5 new windows
7/30/2015	1033	New Wind	4,000		7/30/2015			6 replacement wind
10/1/2014	1287	Redo Bat	17,200					

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
6/9/2015	Permit Insp	PC	PHIL C
11/6/2008	Meas/Inspect	189	PATRIOT
11/15/1999	Meas/Inspect	264	PATRIOT
1/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15131295
Const Adj.:	0.97418028
Adj $ / SQ:	151.414
Other Features:	96000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467848
Depreciation:	145033
Depreciated Total:	322815

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

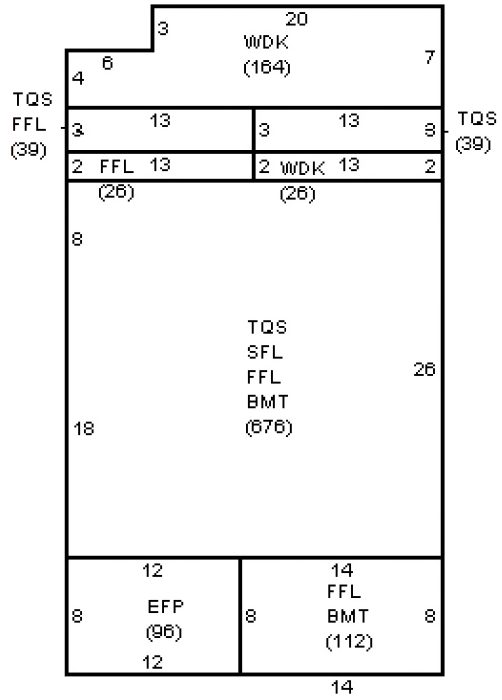
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	151.41
Special Features:	0	Val/Su Net:	101.86
Final Total:	322800	Val/Su SzAd	154.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	853	151.410	129,156
BMT	Basement	788	60.190	47,427
SFL	Second Floor	676	151.410	102,356
TQS	3/4 Story	566	151.410	85,625
WDK	Deck	190	10.970	2,085
EFP	Enclos Porch	96	54.150	5,198

Net Sketched Area:	3,169	Total:	371,847
Size Ad	2094.5	Gross Area	3357	FinArea	2489
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1930	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc